



CITY OF KINGSTON

OFFICE OF THE MAYOR
CITY HALL
420 BROADWAY
KINGSTON, NEW YORK 12401
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Steve Noble
MAYOR

RECEIVED:
RECEIVED BY *SG*
DATE 10/27/16
TIME 12:30 pm

Phone (845) 334-3902
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HERITAGE AREA COMMISSION MEETING
September 28,,2016
CITY HALL-420 BROADWAY-CONFERENCE ROOM 2

COMMISSION MEMBERS:

Hayes Clement, Chairman
Robin Andrade
Michael Del Priore
Edwin Ford
Vacant

Giovanna Righini, Vice Chairman
Brian Bender-Tymon, Secretary
Peter Heatley
Kevin McEvoy
Patricia Murphy

Excused/Absent: Abigail Robin

Others:

Suzanne Cahill, Planning Director
Reynolds Scott Childress, Ald. Ward 3, HAC Liaison
Charles Polacco, Planning Board

MINUTES

NEW BUSINESS:

1... Adoption Minutes from August 24, 2016 meeting.

Motion: Michael Del Priorie

Second: Ed Ford

All in favor

Kevin McEvoy abstained, absent last month

Introduction of new members and current members.

2.. 76-88 Spring Street. REQUEST by Planning Board for consent to allow them to assume the Lead Agency role in the Matter of adding 6 additional units with the existing structure



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currently known as "Tubby Row". SBL # 56.42-10-8. Ward 8. Zone RT, HA, Rondout Historic District.

Would like to add 6 additional units on the lower level with access from the rear parking area. They will be studio apartments. This will be considered as a Type 1 action, required under SEQR. The Planning Board has passed a resolution to seek Lead Agency under the environmental review. The project will also need a coastal consistency recommendation from the HAC once a SEQR determination is made. There are 6 existing, individual townhome style units already. The additional units will be on the lower level and each their own entrance.

Motion to consent to Planning Board acting as Lead Agency: Kevin McEvoy

Second: Giovanna Rhigini

All in favor

NOTE: Hayes Clement, as Chairperson, will sign form and return to the Planning Board

3. #303 Clinton Avenue. PROPOSAL to install new signage for office use. SBL 48.331-3-7. Ward 2. Zone C-2, HA, Stockade Overlay District. SEQRA Determination.

Application represented Tyson McCasland of Timely Signs.

A sketch of the signage was presented to the HAC. The sign will go from a single post to a double post, and will not be illuminated. The HAC all agreed that the style, size, color and fonts proposed were consistent with the historic uptown character.

The Commission recognized the application as a Type II under SEQR and therefore no determination or further review is required.

The Commission voted to approve the signage improvement as submitted.

Motion: Michael Del Priore

Second Peter Heatley

Unanimous vote

4. 69-75 Broadway. PROPOSAL to modify Broadway façade and make renovations to structure, adding a rear addition to the building. SBL 56.43-4-37. Ward 8. Zone RT, HA, Rondout Historic District. SEQRA Determination.

The Commission reviewed the project and discussed the overall impact to the Rondout community. The HAC was very supportive and agreed that repairing the fire damaged area and also enhancing the use would be a benefit for the Rondout and waterfront area.



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SEQR – The Commission recognized the project as an Unlisted Action under SEQR and rendered a negative declaration of environmental significance.

Motion: Robin Andrade
Second Ed Ford
All in favor

Coastal consistency – The Commission reviewed the CAF submitted by the applicant and staff recommended that it be accepted given the scope of the work and the proximity to the waterfront. In addition, it was recognized that this undertaking is a result of fire damage and is a step as well to add value to the Rondout.

Motion Kevin McEvoy
Second Michael DelPriore
All in favor

Application Approval
Motion Robin Andrade
Second Goivanna Righini
All in favor

3. Motion to adjourn for consult with City Attorney
Motion Brian Bender Tymon
Second Michael DelPriore
All in favor

All those outside of the immediate Commission were asked to go outside the meeting room.

Motion to reconvene
Motion: Goivanna Rhigini
Second: Pete Heatley
All in favor



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OLD BUSINESS:

5. 32 Abeel Street. PROPOSAL to construct a 16,889sf community center. SBL 56.43-5-35.100.. SEQR Determination. Zone RT, Rondout Historic District, HAC. Ward 8. Irish Cultural Center Hudson Valley Inc.; applicant/owner.

Members Recused: Hayes Clement, Robin Andrade, Kevin McEvoy
As Vice Chairperson, Giovanna Rhigini assumed leadership role in overseeing the meeting

Vice Chairwoman Righini began the discussion by stating that the purpose of the HAC was to evaluate the proposal based on the policies as enumerated within the Kingston adopted Local Waterfront Revitalization Plan (LWRP) She stated that it would be the basis of the HAC to go through each policy and make a recommendation of consistent, consistent as modified (with the HAC recommendation) or disapproved. Each Commission member has received the documents for review and it was also noted that the HAC is only making a recommendation back to the Planning Board who will have the final determination.

See attached matrix of the LWRP Review and recommendation on each policy

Motion: Peter Heatley to accept the recommendation review of the Heritage Area Commission as discussed and deliberated.

Second: Patricia Murphy
No Discussion
All In Favor

OTHER BUSINESS:

6. Budget Overview - Earned to Date

200.00 for the first 6 months

7.. Next Meeting – _October 26, 2016

Adjourn Meeting : 8:45PM



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Motion Giovanna Rhighini
Second : Patricia Murphy
All in favor

Next meeting October 26.2016

HERITAGE AREA COASTAL CONSISTENCY DETERMINATION – SEPTEMBER 28, 2016

IRISH CULTURAL CENTER – 32 ABEEL STREET (SBL – 56.43-5-35.100)

SUMMARY OF REVIEW BY POLICIES

COMMISSION MEMBERS PRESENT PARTICIPATING: G. RIGHINI, B. BENDER-TYMON, PATRICIA MURPHY, MICHAEL DEL-PIORE, PETER HEATLEY, EDWIN FORD

COMMISSION MEMBERS RECUSAL/ABSTAIN: H. CLEMENT, R. ANDRADE, K. MCEVOY

OTHERS PRESENT: S. CAHILL, D. GARTENSTEIN, C. POLACCO

Policy #	Policy Description	Comments	Vote
	DEVELOPMENT POLICIES		
1	Restore, Revitalize, and re-develop Deteriorating and Under Utilized Waterfront Areas For Commercial and Industrial, Cultural, Recreational and other compatible uses.	Concern of Commission was based on scale of project that it is too large for the property and adjacent area.	Consensus – with modification to reduce scale of building to be more in conformance with the local area.
1A	Redevelop the Formerly Industrialized and Mined Areas of the Hudson River Waterfront to Include Water-Dependent and Water-Enhanced Recreational Uses and Other Compatible Uses That Will Increase Public Access To and Enjoy Public Enjoyment of This Area	N/A	Consensus
1B	Promote Replacement of Existing Uses Which Detract From the Rondout Creek Waterfront and Which Discourage More Appropriate Development in this Area	N/A	Consensus
1C	Restore and Revitalize the Predominantly Residential Character of the Historic Wilbur and Ponckhockie Neighborhoods	N/A	Consensus
1D	Restore and Revitalize the Mixed Residential and Small Scale and Commercial Character of the Historic Rondout Neighborhood	Scale should be reduced Reference to explanation of LWRP Policy . More specifically – paragraph 2 of explanation “New construction shall be compatible with established character of existing development in the district. Further it is recognized that the nature of the buildings, lot layout, topography and other physical features in the district are such that rigid regulations may prove difficult. Therefore, flexibility in applying standards to development may be appropriate.”	Consensus – with modification of scale of the project to meet zoning standards.

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1E	Restore, Revitalize and Redevelop the Area Between Kingston Point and East Strand Along the Rondout Creek for Commercial and Recreational Water-Dependent and Water-Enhanced Uses That Will Increase The Public Access To And Public Enjoyment of This Area	N/A	Consensus
2	Facilitate the Siting of Water Dependent Uses and Facilities on or Adjacent to Coastal Waters	N/A	Consensus
2A	Develop New Water Dependent Uses Along the Rondout Creek and Hudson River Waterfronts	N/A	Consensus
2B	Preserve Existing Water Dependent and Water Enhanced Uses	N/A	Consensus
2C	Adapt the Millen Steel, Cornell Steamship Company and Other Similar Historic Buildings for Uses More Appropriate to Their Waterfront Location	N/A	Consensus
3	Further Develop The State's Major Ports of Albany, Buffalo, New York, Ogdensburg and Oswego as Centers of Commerce and Industry and Encourage the Siting in these Port Areas, Including Those Under the Jurisdiction of the State, Public Authorities of Land Use and the Development Which is Essential to or in Support of the Waterborne Transportation of Cargo and People	N/A	Consensus
4	Strengthen The Economic Base of Smaller Harbor Areas By Encouraging the Development and Enhancement of Those Traditional Uses and Activities Which Which Have Provided Such Areas With Their Unique Maritime Identity	N?A	Consensus

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4A	Encourage the Development and Expansion of the Trolley Museum Including Rehabilitation of the Old Rail Tracks From the Strand to Kingston Point	N/A	Consensus
4B	Support the Continued Growth of the Maritime Museum Adjacent to the Rondout Creek and the Lighthouse Off Kingston Point As a Valuable Institution Devoted to Educating The Public About the Hudson River and Kingston's Historic Harbor	N/A	Consensus
4C	Promote Private Development of On-Shore Facilities, Including Docks, to Serve the Hudson River Tour Boat Industry	N/A	Consensus
5	Encourage the Location of Development in Areas Where Public Services and Facilities Essential to Such Development are Adequate	Consistent – Public Utilities – Water and Sewer are available. Improvements to connections will be completed prior to occupancy	Consensus
5A	Encourage Development and Adaptive Re-Use in the West Strand, Rondout Creek and Urban Renewal Areas Where The Infrastructure is Adequate and Underused	Consistent – Reference the Brownfield Opportunity Study and the Riverport Implementation Plan as approved by the City of Kingston (See Attached Sections of the BOA and Implementation Plan)	Consensus
5B	Upgrade Certain Deficient Infrastructure Elements in the Rondout, West Strand and Ponckhockie Neighborhoods And Along The Hudson River	N/A	Consensus
6	Expedite Permit Procedures In Order to Facilitate the Siting of Development Activities At Suitable Locations	N/A	Consensus
	FISH AND WILDLIFE POLICIES		
7	Significant Coastal Fish and Wildlife Habitats, As Identified on the Coastal Area Map, Shall Be Protected,	N/A	Consensus

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	Preserved, and where Practical, Restored So As To Maintain Their Viability As Habitats		
7A	The Rondout Creek Habitat Shall Be Protected, Preserved And Practical, Restored So As To Maintain Its Viability As A Habitat	N/A	Consensus
7B	The Locally Important Habitat At Kingston Point Park, Also Known As K.E.4, Shall Be Protected, Preserved, and Where Practicable, Restored So As To Maintain Its Viability As a Habitat.	N/A	Consensus
8	Protect Fish and Wildlife Resources In The Coastal Area From The Introduction Of Hazardous Wastes And Other Pollutants Which Accumulate In The Food Chain Or Which Cause Significant Sublethal or Lethal Effects On Those Resources	N/A	Consensus
9	Expand Recreational Use Of Fish And Wildlife Resources In Coastal Areas By Increasing Access To Existing Resources, Supplementing Existing Stocks, And Developing New Resources. Such Efforts Shall Be Made In a Manner Which Ensures The Protection of Renewable Fish and Wildlife Resources And Considers Other Activities Dependent On Them	N/A	Consensus
10	Further Develop Commercial Finfish, Shellfish, and Crustacean Resources in the Coastal Area By: <ol style="list-style-type: none"> 1. Encouraging the Construction of New or Improvement of Existing On Shore Commercial Fishing Facilities; 2. Increasing Marketing Of The State's Seafood Products; and 	N/A	Consensus

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	3. Maintaining Adequate Stocks And Expanding Aquaculture Facilities, Such Effort Shall Be Made In A Manner Which Ensures The Protection Of Such Renewable Fish Resources And Considers Other Activities Dependent On Them		
10A	Encourage Retail And Wholesale Fish Marketing Within the Waterfront Area	N/A	Consensus
	FLOODING AND EROSION HAZARDS POLICIES		
11	Flooding And Erosion Hazards Policies Buildings And Other Structures Will Be Sited In the Coastal Area So As To Minimize Damage To Property And The Endangering Of Human Lives Caused By Flooding And Erosion	N/A	Consensus
12	Activities Or Development In The Coastal Area Will Be Undertaken So As To Minimize Damage To Natural Resources And Property From Flooding And Erosion By Protecting Natural Protective Features Including Beaches, Dunes, Barrier Islands And Bluffs. Primary Dunes Will Be Protected From All Encroachments That Could Impair Their Natural Protective Capacity	Policy Is Not Applicable To Kingston	Consensus
13	The Construction Or Reconstruction Of Erosion Protection Structures Shall Be Undertaken Only If They Have Reasonable Probability Of Controlling Erosion For At Least Thirty Years As Demonstrated In Design And Construction Standards And/Or Assured Design Maintenance Or Replacement Programs	Consistent if Modified – Final Sign Off of Erosion Control Plan By City Engineer	Consensus
13A	Bulkheads Shall be Reconstructed Along Rondout Creek	N/A	Consensus
14	Activities And Development Including The Construction	Consistent if Modified – Final Sign Off of	Consensus

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	or Reconstruction Of Erosion Protection Structures Shall Be Undertaken So That There Will Be No Measureable Increase In Erosion Or Flooding At The Site Of Such Activities Or Development At Other Locations	Erosion Control Plan By City Engineer	
15	Mining, Excavation , or Dredging in Coastal Waters Shall Not Significantly Interfere With The Natural Coastal Processes Which Supply Beach Materials To Land Adjacent To Such Waters And Shall Be Undertaken In a Manner Which Will Not Cause An Increase In Erosion Of Such Land	N/A	Consensus
16	Public Funds Shall Only Be Used For Erosion Protective Structures Where Necessary To Protect Human Life, And New Development Which Requires A Location Within Or Adjacent To An Erosion Hazard Area To Be Able To Function, or Existing Development; And Only Where the Public Benefits Outweigh The Long Term And Other Costs Including The Potential For Increasing Erosion And Adverse Effects on Natural Protective Features	N/A	Consensus
17	Whenever Possible, Use Non-structural Measures to Minimize Damage To Natural Resources And Property From Flooding And Erosion. Such Measures Shall Include (1) The Setback of Buildings and Structures; (2) The Planting of Vegetation And Installation Of Sand Fencing And Draining; (3) The Re-shaping of Bluffs; And (4) The Flood-Proofing of Buildings Or their Elevation Above The Base Flood Level	N/A	Consensus

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	GENERAL POLICY		
18	To Safeguard The Vital, Economic, Social And Environmental Interests Of The State And Of Its Citizens, Proposed Major Actions In The Coastal Area Must Give Full Consideration To Those Interests, And To The Safe Guards Which The State Has Established To Protect Valuable Coastal Resource Areas	Consistent	Consensus
	PUBLIC ACCESS POLICIES		
19	Protect, Maintain and Increase the Levels of Public Access To Public Water Related Recreation Resources And Facilities So That These Resources and Facilities May Be Fully Utilized By All The Public In Accordance With Reasonably Anticipated Public Recreation Needs And The Protection Of Historic And Natural Resources. In Providing Such Access, Priority Shall Be Given To Public Beaches, Boating Facilities, Fishing Areas, And Waterfront Parks	Consistent – Note: Improvements Along Company Hill Pathway and Retaining Wall will encourage public utilization and means of access to West Strand and Rondout Creek Area	Consensus
19A	Protect, Maintain And Increase Levels And Types Of Access To Kingston Point Park And West Strand Plaza	Consistent	Consensus
19B	Provide Pedestrian Access To The Lighthouse At Kingston Point Park	N/A	Consensus
20	Access To Publicly Owned Foreshore And To The Lands Immediately Adjacent To The Foreshore Or The Water's Edge That Are Publically Owned Shall Be Provided, And It Should Be Provided In Such A Manner Compatible With Adjoining Uses. Such Lands Shall Be Retained In Public Ownership	N/A	Consensus
20A	Provide Opportunities For Continuous Public Access	Consistent – Direct Access to West Strand and	Consensus

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	Along The Rondout Creek Waterfront From West Strand To Kingston Point And To The Hudson River From Kingston Point To The City Line.	waterfront pathways	
	Recreation Policies		
21	Water Dependent and Water Enhanced Recreation Shall Be Encouraged and Facilitated and Shall Be Given Priority Over Non Water Related Uses Along The Coast Provided It Is Consistent With The Preservation And Enhancement Of Other Coastal Resources and Takes Into Account the Demand For Such Facilities. In Facilitating Such Activities,, Priority Shall be Given To Areas Where The Recreation Opportunities of the Coast Can Be Provided By New or Existing Public Transportation Services And To Those Areas Where The Use Of The Shore Is Severely Restricted By Existing Development.	N/A	Consensus
21A	Develop, Expand And Improve Existing Public Water Dependent And Enhanced Recreation Facilities Along The Hudson River And Rondout Creek Waterfronts	N/A	Consensus
21B	Encourage the Development, Expansion, And Improvement Of Private Water Dependent And Water Enhanced Recreation Facilities Along The Hudson River And Rondout Creek Waterfronts	N/A	Consensus
22	Development, When Located To The Shore, Shall Provide For Water Related Recreation As A Multiple Use Whenever Such Recreational Use Is Appropriate In Light Of Reasonably Anticipated Demand For Such Activities And The Primary Purpose Of The	N/A	Consensus

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	Development		
	Historic and Scenic Policies		
23	Protect, Enhance, And Restore Structures, Districts Areas, Or Sites That Are Of Significance In The History , Architecture, Archeology, Or Culture Of The State, I's Communities, Or The Nation	Consistent as Modified – Reduction of Scale of Building to be more compatible with neighborhood	Consensus
23A	The Character Of The Rondout And Chestnut Street Historic Districts Shall Be Preserved While Accommodating Economic Growth Individual Historic Structures Outside These Districts Shall Be Preserved In Like Manner	Consistent as Modified – The BOA and the Riverport Implementation Plan Recognize the ICCHV as an economic growth project. (See Attached)	Consensus
	Scenic Quality Policies		
24	Prevent Impairment Of Scenic Resources Of Statewide Significance As Identified On The Coastal Area Map. Impairment Shall Include: 1- The Irreversible Modification Of Geological Forms, The Destruction Or Removal Of Structures, Wherever The Geologic Forms, Geologic, Or Structures Are Significant To The Scenic Quality Of An Identified Resource; And 2- The Addition Of Structures Which , Because Of Siting Or Scale, Will Reduce Identified Views Or Which Because Of Scale, Form or Materials, Will Diminish the Scenic Quality Of An Identified Resource	N/A – Policy is not applicable to Kingston	Consensus
25	Protect, Restore and Enhance Natural and Manmade Resources Which Are Not Identified As Being Of Statewide Significance But Which Contribute To The	N/A	Consensus

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	Scenic Quality Of The Coastal Area		
25A	Protect, Restore and Enhance Scenic Views Or Vistas Of Local Importance, Including View From Hasbrouck Park, Kingston Point, Rondout Il Lighthouse, Island Dock, And The Port Ewen Suspension Bridge	N/A	Consensus
25B	Protect, Preserve and Enhance The General Visual Quality Of The Hudson River And Rondout Creek Waterfronts	Consistent – Reference made to Siting and Facility Related Guidelines, Item #4, Pg III-48 of the LWRP	Consensus
	Agricultural Lands Policies		
26	To Conserve And Protect Agricultural Lands In The States Coastal Area, An Action Shall Not Result In A Loss, Not Impair The Productivity, Of Important Agricultural Lands As Identified On The Coastal Area Map, If that Loss Or Impairment Would Adversely Affect The Viability Of Agriculture In An Agricultural District Or If There Is No Agricultural District In The Area Surrounding Such Lands	N/A – Policy is not applicable to Kingston	Consensus
	Energy And Ice Management Policies		
27	Decisions on the Siting And Construction Of Major Energy Facilities In The Coastal Area Will Be Based On Public Energy Needs, Compatibility Of Such Facilities With The Environment, And The Facility's Need For A Shorefront Location.	N/A	Consensus
28	Ice Management Practices Shall Not Damage Significant Fish And Wildlife And Their Habitats, Increase Shoreline Erosion Or Flooding, Or Interfere With Hydro Electric Power.	N?A	Consensus
29	Encourage The Development Of Energy Resources On	N/A – Policy Not Applicable to Kingston	Consensus

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	The Outer Continental Shelf, In Lake Erie And Other Water Bodies, And Other Water Bodies , And Ensure Environmental Safety Of Such Activities.		
	Water And Air Resources Policy		
30	Municipal, Industrial, And Commercial Discharge Of Pollutants Including But Not Limited To Toxic And Hazardous Substances Into Coastal Waters Will Conform To State And National Water Quality Standards	N/A	Consensus
30A	Water Courses And The Atmosphere Should Be Kept Clean And Pollution Abated Where It Now Exists	N/A	Consensus
30B	Sources Of Potable Water Supply And Water Table Should Be Safeguarded	N/A	Consensus
31	Sate Coastal Area Policies And Purposes Of Approved Local Waterfront Revitalization Programs Will Be Considered While Modifying Water Quality Standards; However, Those Waters Already Over Burdened with Contaminents Will Be Recognized As Being A Development Constraint	N/A	Consensus
32	Encourage The Use Of Alternative Or Innovative Sanitary Waste Systems In Small Communities Where The Costs Of Conventional Facilities Are Unreasonably High Given The Size Of The Existing Tax Base Of These Communities	N/A – Policy Is Not applicable To Kingston	Consensus
33	Best Management Practices Will Be Used To Ensure The Control Of Stormwater Runoff And Combined Sewer Overflows Draining Into Coastal Waters	Consistent	Consensus
33 A	Eliminate Combined Storm And Sanitary Sewers Where	Consistent	Consensus

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	Feasible		
33B	Work Toward Upgrading Combined Storm And Sanitary Sewers Where Separate Systems Are In Feasible	N/A	Consensus
34	Discharge Of Waste Materials From Vessels Into Coastal Waters Will Be Limited So As To Protect Significant Fish And Wildlife Habitats, Recreational Areas, And Water Supply Areas	N/A	Consensus
34 A	Marinas Shall Be Required To Make Sewage Discharge Facilities Accessible For Use By The General Public	N/A	Consensus
35	Dredging And Dredge Spoil Disposal In Coastal Waters Will Be Undertaken In A Manner That Meets Existing State Dredging Permit Requirements And Protects Significant Fish And Wildlife Habitats , Scenic Resources, Natural Protective Features, Important Agricultural Lands, And Wetlands	N/A	Consensus
36	Activities Related To The Shipment And Storage Of Petroleum And Other Hazardous Materials Will Be Conducted In A Manner That Will Prevent Or At Least Minimize Spills Into Coastal Water; All Practicable Efforts Will Be Undertaken To Expedite The Clean-up Of Such Discharges; And Restitution For Damages Will Be Required When These Spills Occur	N/A	Consensus
36 A	All Tanks And Tank Farms Shall Be Contained By Land Berms Or Structures To Prevent Petroleum Or Hazardous Or Other Stored Products From Entering Other Public Or Private Lands Or Bodies Of Water Or Drainage Courses Or Systems	N/A	Consensus
37	Best Management Practices Will Be Utilized To	Consistent	Consensus

HERITAGE AREA COASTAL CONSITENCY DETERMINATION – SEPTEMBER 28, 2016
IRISH CULTURAL CENTER – 32 ABEEL STREET (SBL – 56.43-5-35.100)

SUMMARY OF REVIEW BY POLICIES

COMMISSION MEMBERS PRESENT PARTICIPATING: G. RIGHINI, B. BENDER-TYMON, PATRICIA MURPHY, MICHAEL DEL-PIORE, PETER HEATLEY, EDWIN FORD

COMMISSION MEMBERS RECUSAL/ABSTAIN: H. CLEMENT, R. ANDRADE, K. MCEVOY

OTHERS PRESENT: S. CAHILL, D. GARTENSTEIN, C. POLACCO

	Minimize The Non-Point Discharge Of Excess Nutrients, Organics, And Eroded Soils Into Coastal Waters		
38	The Quality And Quantity Of Surface Water And Ground Water Supplies Will Be Conserved And Protected, Particularly Where Such Waters Constitute The Primary Or Sole Source Of Water Supply	Consistent	Consensus
39	The Transport, Storage, Treatment And Disposal Of Solid Wastes, Particularly Hazardous Wastes Within Coastal Areas Will Be Conducted In Such A Manner So As To Protect Groundwater And Surface Water Supplies, Significant Fish And Wildlife Habitats, Recreations Areas, Important Agricultural Land And Scenic Resources	N/A	Consensus
40	Effluent Discharge From Major Steam Electric Generating And Industrial Facilities Into Coastal Waters Will Not Be Unduly Injurious To Fish And Wildlife And Shall Conform To State Water Quality Standards	N/A	Consensus
41	Land Use Or Development In The Coastal Area Will Not Cause National Or State Air Quality Standards To Be Violated	Consistent	Consensus
42	Coastal Management Policies Will Be Considered If The State Reclassified Land Areas Pursuant To The Prevention Of Significant Deterioration Regulations Of the Federal Clean Air Act.	N/A	Consensus
43	Land Use Or Development In The Coastal Areas Must Not Cause The Generation Of Significant Amounts Of Acid Rain Precursors; Nitrates and Sulfates	Consistent	Consensus

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44	Preserve And Protect Freshwater Wetlands And Preserve The Benefits Derived From These Areas	N/A	Consensus
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